

RETAIL / OFFICE SPACE FOR SALE

100 W. Cleveland St, Lafayette, CO



PROPERTY HIGHLIGHTS

Rare owner/user opportunity in the heart of Lafayette's high-traffic corridor — a charming, fully renovated building perfectly suited for a restaurant, cafe, or specialty retail concept. Very strong street visibility and consistent foot traffic position this site for a walk-in customer base from day one. The building's intimate scale and historic charm lend themselves naturally to a coffee shop, bakery-cafe, bistro, or even a creative space.

This is an excellent opportunity for an owner-operator ready to put their own stamp on a high-visibility Lafayette address.

Sale Price	\$1,050,000
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Main Building	1,122 SF
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Out Building	340 SF
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Total Building Size	1,462 SF
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Site Size	.15 Acre
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Zoning	B1
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Parking	Street and 3 Off-Street Spaces
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Group**

FOR MORE INFORMATION

Tom Roling

Commercial Broker

303.449.2131 ext 115

tom@coloradogroup.com



Foot Traffic



Outdoor Area



Near Restaurants



High Traffic



Central Location



Near Parks

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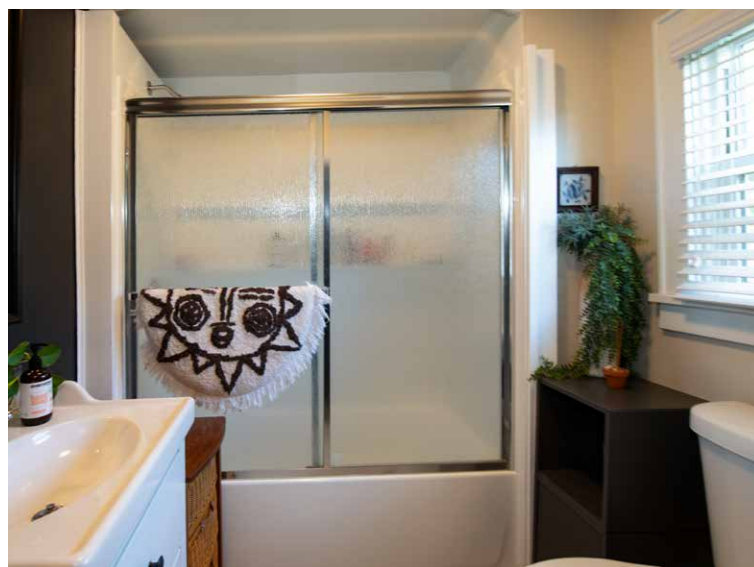
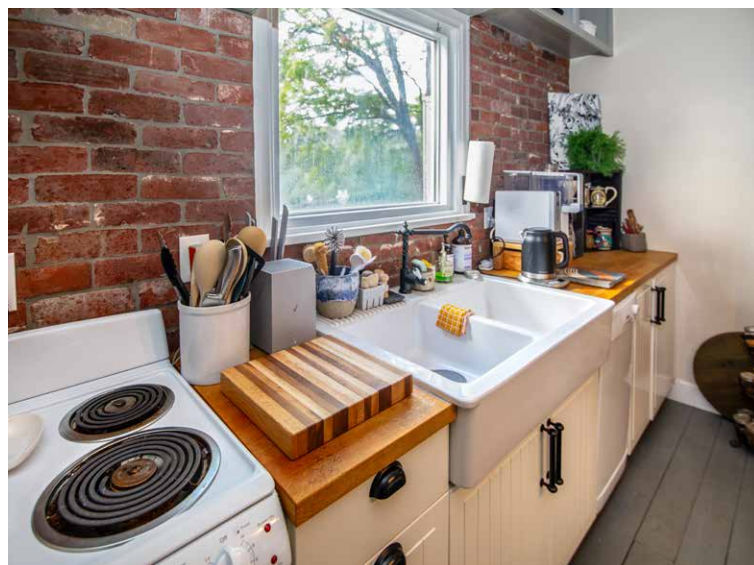
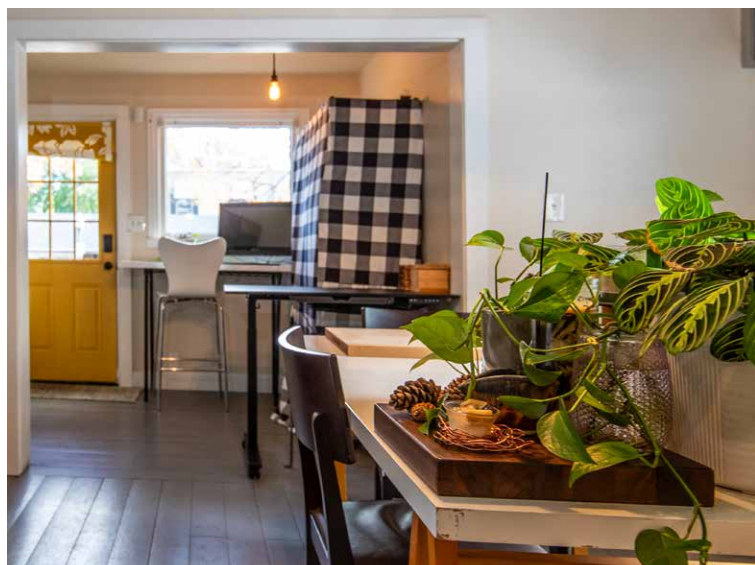
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RETAIL / OFFICE SPACE FOR SALE

100 W Cleveland Street, Lafayette, CO 80026

PROPERTY **PHOTOS** - Interior

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For a complete disclaimer, please see page one of this brochure.

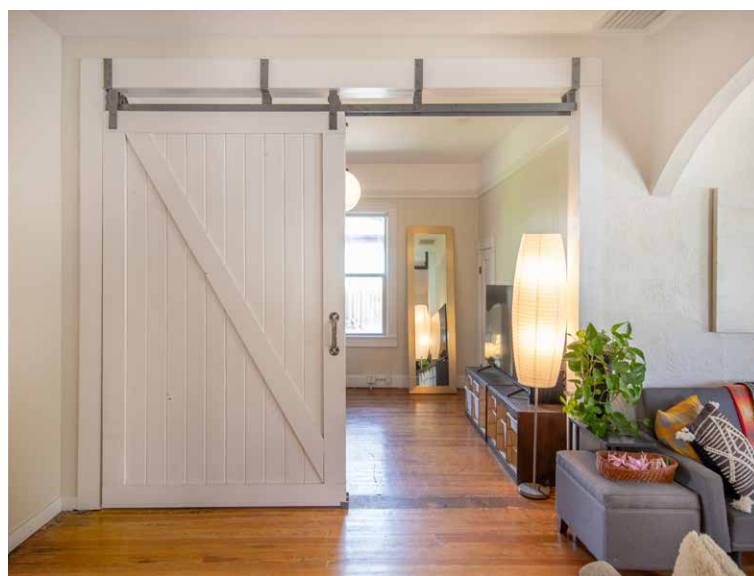
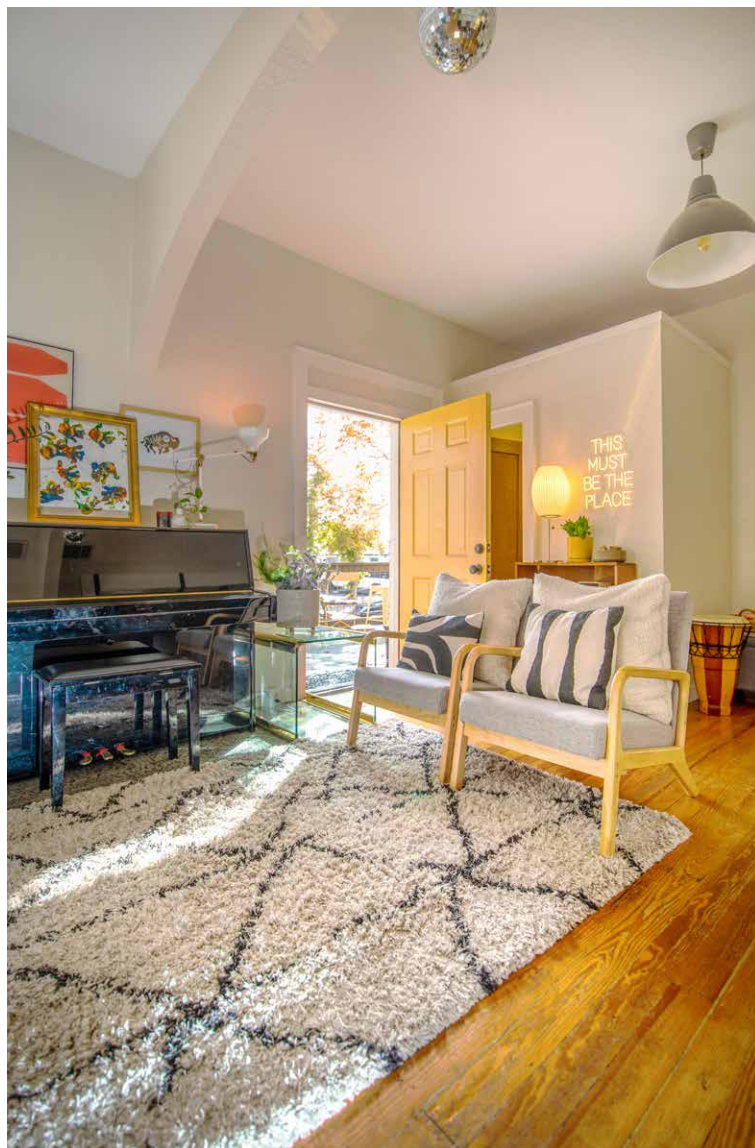
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PROPERTY PHOTOS - Interior



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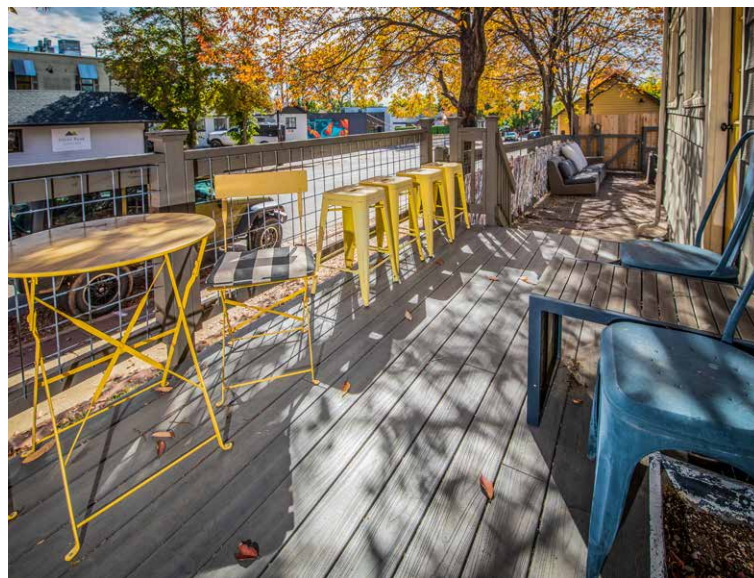
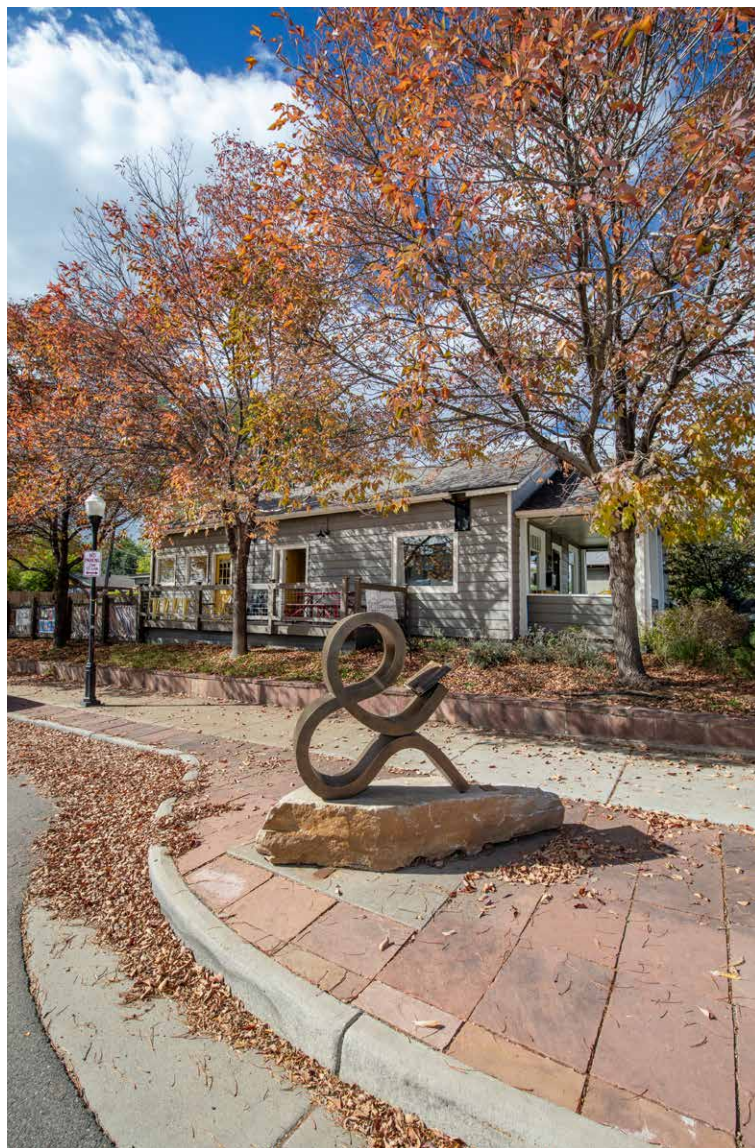
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PROPERTY PHOTOS - Exterior



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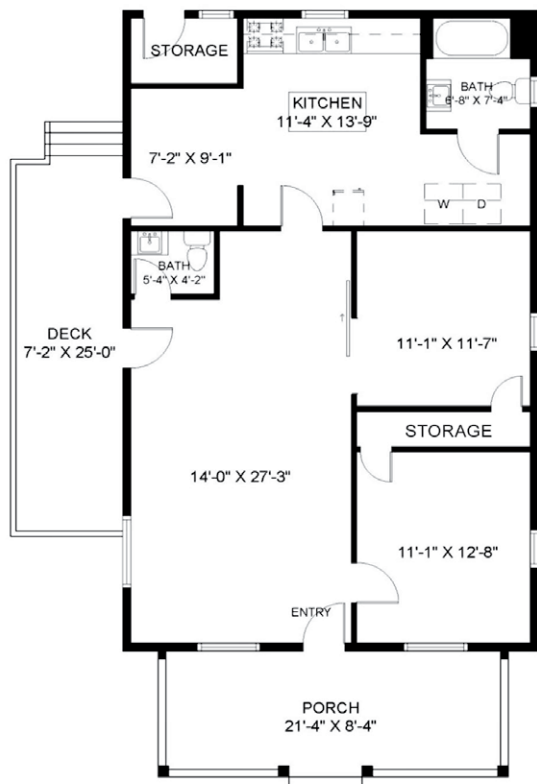
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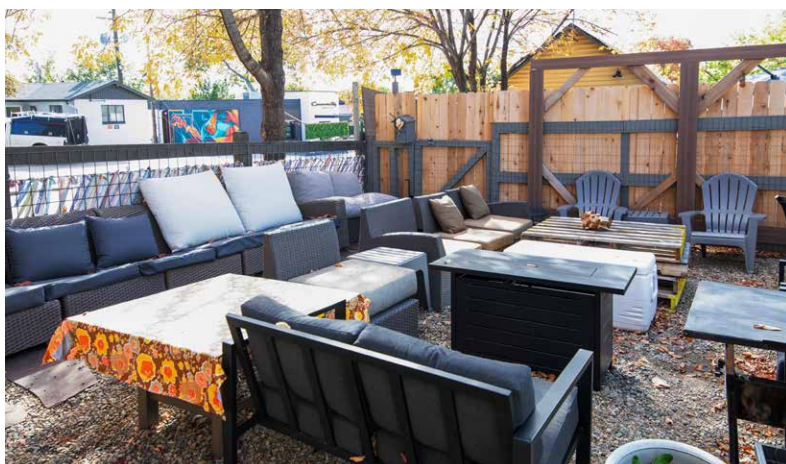
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PROPERTY FLOOR PLAN



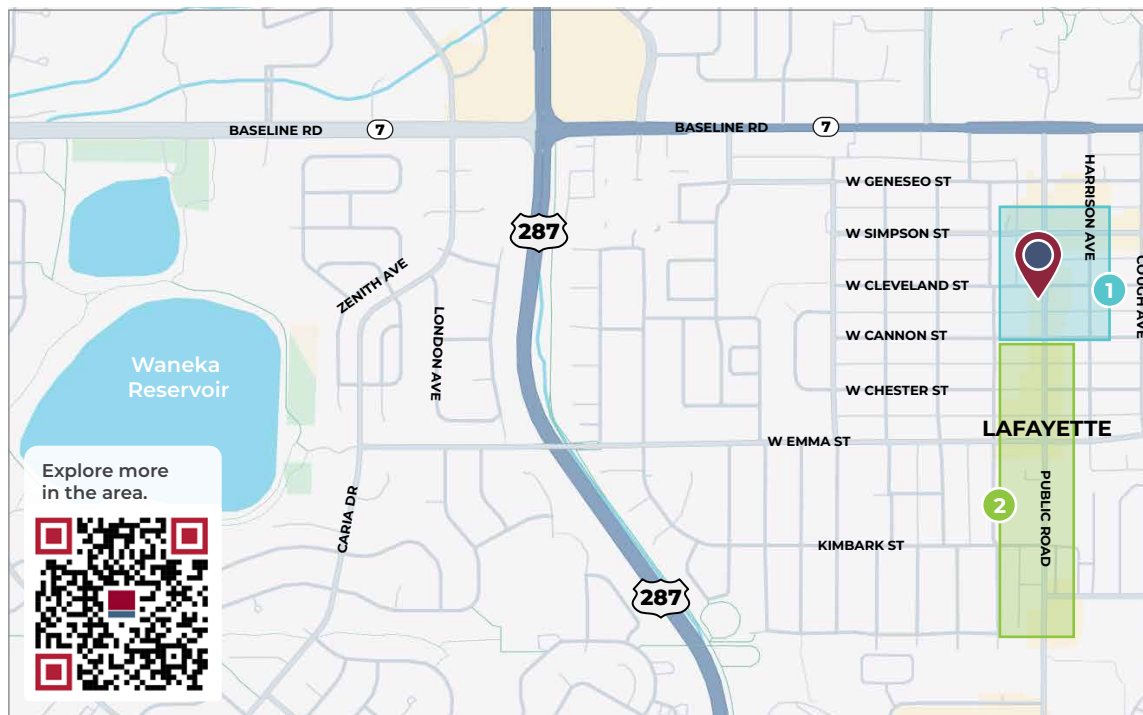
FLOOR 1



PROPERTY LOCATION



100 W. CLEVELAND ST.
LAFAYETTE, CO, 80026



1



SUPER CLUB

TANGERINE



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